

Applicant Submission



0115

Land Use Redesignation Applicant's Submission Not Including Secondary Suites

PL 1263 (R2017-09)

This form is to be filled out by the applicant and provided to The City of Calgary at the time of submission. These comments are included in a report which is presented to the Calgary Planning Commission and a Public Hearing of City Council. Your comments **must** be limited to the area designated on this form to ensure it will fit the space requirements of the report. Supplementary information can be provided separately in your application if required.

The Plan Area is generally located east of Sheriff King Street S, north of 194 Avenue SE, in the community of Silverado. The municipal address of the Plan Area is 200, 500 194 Ave SE, is legally described as Block 1; Lot 1 and 2; 1211390 and is owned by Cardel Homes. The Calgary Land Use Bylaw IP2007 designates the majority of the Plan Area as a Residential - Narrow Parcel One Dwelling (R-1N) District. The Land Use Bylaw also designates the west portion of land as Special Purpose - Community Service (S-CS) District. The Plan Area was redesignated in 2009 as part of the Approved East Silverado Outline Plan (LOC2009-0102). This application seeks to redesignate the lands in order to accommodate a mix of low density housing and multi-residential with opportunities for commercial uses.

Silverton South creates a cohesive and complementary mixed residential development within the Community of Silverado and Neighbourhood of Silverton Station. The design concept includes the appropriate built form, uses and densities that are sensitive to the existing context and align with the intent of the ASP. The design of the plan differs slightly from the approved East Silverado Outline Plan and will be accommodated by application of a non-conforming tentative plan.

Cardel intends to accommodate a mix of low density residential housing and multi-residential uses. This application proposes to accommodate the majority of the Plan Area as low density residential and redesignate the S-CS district to multi-residential. To accomplish this, the application requires an amendment to the existing Land Use Bylaw to allow two land use typologies to accommodate a mix of residential uses. The plan area proposes the following residential land use districts:

- Low Density Area Residential - Low Density Mixed Housing (R-G) (R-Gm) District: Single detached; and Rowhouse.
- Multi-Residential Area Multi-Residential - Medium Profile (M-2) District: 4 Storey mid-rise apartments.

The East Silverado Outline Plan LOC2009-0102 was approved at Calgary Planning Commission February 14, 2013. The East Silverado land use - Bylaw 32D2013 was given first reading by Council in April of 2013. Upon resolution of growth management issues as per the City's 2015-2018 budget, second and third readings for land use were granted by Council on January 26, 2015.

Since first reading of the East Silverado Land Use Bylaw 32D2013 land ownership has changed. Initially, Cardel Homes purchased 46 hectares within this area, 38.6 hectares within the East Silverado Outline Plan, and 7.4 hectares without an approved outline plan or land use. With a change in landownership comes a fresh approach to the plan. The original application for a land redesignation and outline plan amendment is the result of creating a cohesive plan for the area to incorporate one of the parcels that was previously not included in the approved East Silverado Outline Plan. This outline plan and land use redesignation application, known as Silverton Station (LOC2015-0118), was approved in 2016.

Since then, Cardel acquired an additional 18.48 hectares (45.66 acres) within the approved East Silverado Outline Plan Area, which forms the basis of this application and complements Cardel's Silverton Station plan area.

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